



Peter J Boyce & Associates

Ph 0412 928 500

P O Box 375 Strathfield 2135

Ph 9868 2855

Building Surveyor Acc No BPB0043

Fax 9868 2655

22nd December 2009

The General Manager

Dear Sir,

Re Submission of Construction Certificate
5 Chiltern Road Ingleside

Please find enclosed

- 1 Letter & cheque for registration of CC
- 2 Completed Application Form
- 3 Construction Certificate
- 4 Council receipts etc as required by D/A conditions
- 5 Statement from Applicant that the CC plans are generally in accordance with the DA
- 6 Evacuation Procedures
- 7 Part 'J' Report
- 8 External Finishes Schedule
- 9 Section 'F' Part 2 3
- 10 Architectural plans
- 11 Fire Safety Schedule

Should any of the above documents not be received please advise me immediately

Many thanks

Peter Boyce

R-273217
\$30 PRVC
24/12/09
JP

Peter J Boyce & Associates

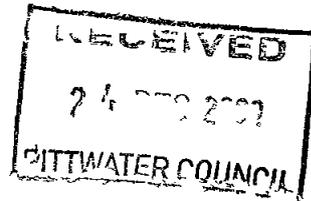
Ph 0412 928 500

P O Box 375 Strathfield 2135 Ph 9868 2855
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc No BPB0043 Fax 9868 2655

Your ref D/A N0714/07

22nd December 2009

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir,

Re Copy of Construction Certificate
5 Chiltern Road Ingleside

Please find enclosed copy of Construction Certificate issued for the above property under D/A N0714/07

A cheque for \$30 00 for registration of the Construction Certificate is attached herewith

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Peter Boyce'.

Peter Boyce

RECEIVED 21 DEC 2009

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire

PITTWATER COUNCIL

Owner

Name HAMAZKAINI ARSHAK + SOPHIE GALSTAN COLLEGE

Address 5 CHILTERN RD, INGLESIDE NSW

Phone 9970 6984

Consent of all owner(s)

I/we consent to this application

Signature



Subject Land with lot & deposited plan number

Address 5 CHILTERN RD INGLESIDE

LOT: 1 DP 808703

Brief description of development

Type of Development

1 e Dwelling Addition

ALTERATIONS FOR CHILD CARE FACILITY

Building code of Australia

Building Classification

Class 9b

Development Consent

Development consent number

Date of Determination

DANo N0714/07

24.01.08

Builder/Owner Builder

Name or Permit number

Address

TBA

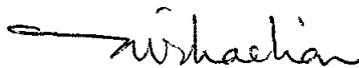
Value of Work

\$50,000

Required attachments --- Copy of D/A approval with Conditions
Four copies of the plans & Specification
Plan Nos
List of supporting documents

Schedule --- The building schedule must be completed as part of this
application for the Australian Bureau of Statistics

Owner Signature

W. Shaehan

Australian Bureau of Statistics

Particulars of Proposal ---What is the area of land (m²) **9 491 ha**
 Gross Floor area of existing building (m²) **147 m²**
 What are the current use of all or part of the building(s)/land
 (If vacant state vacant) **SCHOOL**

Location **SCHOOL (BLOCK F)** Use
PRIMARY CLASS ROOM

Does the site contain a dual occupancy? **NO.**
 What is the gross floor area of the proposal (m²) **147 m²**
 What are the proposed uses of the building?

Location **SCHOOL (BLOCK F)** Use
CHILD CARE 45 PLACES.

How many stories will the building consist of? **EXISTING SINGLE**

Materials to be used

Place a tick in the box which best describes the material

Walls	code		Roof	code	
Brick veneer	12	<input type="checkbox"/>	Aluminium	70	<input type="checkbox"/>
full brick	11	<input type="checkbox"/>	concrete	20	<input type="checkbox"/>
single brick	11	<input type="checkbox"/>	concrete tiles	10	<input type="checkbox"/>
concrete block	11	<input type="checkbox"/>	fibrous cement	30	<input type="checkbox"/>
			fibreglass	80	<input type="checkbox"/>
concrete/masonry	20	<input type="checkbox"/>	masonry/terracotta shingle		
concrete	20	<input type="checkbox"/>	tiles	10	<input type="checkbox"/>
steel	60	<input type="checkbox"/>	slate	20	<input type="checkbox"/>
fibrous cement	30	<input type="checkbox"/>	steel	60	<input type="checkbox"/>
hardiplank	30	<input type="checkbox"/>	terracotta tile	10	<input type="checkbox"/>
timber/weatherboard	40	<input type="checkbox"/>	other	80	<input type="checkbox"/>
cladding aluminium	70	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>
curtain glass	50	<input type="checkbox"/>			
other	80	<input type="checkbox"/>			
unknown	90	<input type="checkbox"/>			
Floor			Frame		
concrete	20	<input type="checkbox"/>	timber	40	<input type="checkbox"/>
timber	10	<input checked="" type="checkbox"/>	steel	60	<input type="checkbox"/>
other	80	<input type="checkbox"/>	other	80	<input type="checkbox"/>
unknown	90	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph 9868 2855

email info@boycecorp.com.au

Fax 9868 2655

Planning NSW Building Surveyor No BPB0043

CONSTRUCTION CERTIFICATE

Certificate No. BP9395

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000

Applicant

Name	Hamazkane Arshak & Sophie Galstaun College
Address	5 Chiltern Road Ingleside
Contact Number	9970 6984
Email	-

Development

Development Consent No	DA N0714/07
Consent Date	24 th January 2008
Site Address	5 Chiltern Road Ingleside
Property Identification	Lot 1 DP 808703
Building Classification under BCA	9b

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) of the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications

Approval

Plan Nos Approved	MacCormick Simonian Architects – Drawing Nos CC00 to CC06
Description of works Approved	Alterations and additions and change of use to a child care center
Construction Certificate No	BP9395
Determination Date	22 DEC 2009

Note

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) of the Environmental Planning & Assessment Act 1979 must be satisfied (see form 7 of the Regulation) i.e. name of the Principal Certifying Authority

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No of Certifier	Planning NSW Accreditation No BPB0043
Signature	

maccormick simonian architects

105 RESERVOIR STREET SURRY HILLS NSW 2010
T 9212 0201 F 9212 0281 ABN 39 987 345 839
E MAIL@MACCORMICK SIMONIAN COM AU

TO WHOM IT MAY CONCERN

RE 5 CHILTRN Rd W6LETIDE

I hereby certify that the Architectural Plans submitted with the Construction Certificate application are generally in accordance with the Development Approved plans approved by Council



Signature



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Hamazkaine Arshak & Sophie Galstaun School

5 Chiltern Road, Ingleside, 2101 Telephone 9970-6984 Fax 9970-6778

E-mail hasg@nareg.com.au

EVACUATION PROCEDURES

Actions by Administration Personnel

The Principal will issue evacuation instructions by means of fire siren

Staff Fire Personnel

- | | |
|------------------------|---|
| 1 Chief Warden | Principal or Key Office Staff (Bursar/Secretary) |
| 2 Deputy Chief Wardens | Bursar/Office Staff |
| 3 Wardens | Ms Sally Band (High school)
Ms Carmen Yunis (Primary School) |
| 4 Brigade Liaison | Mr James Buckland |
| 5 Parent Liaison | Office Staff |
| 6 Assembly Marshalls | Head of College/ OHS Committee members |

EMERGENCY ACTIONS

ACTIONS BY TEACHERS

UPON DISCOVERY OF FIRE

- 1 Evacuate students from immediate danger, quietly, quickly and in an orderly manner to assembly point, by the nearest available exit
- 2 Notify office of the nature of emergency
- 3 Alert neighbouring classrooms

UPON HEARING EVAC SIGNAL

- 1 Evacuate students from immediate danger, quietly, quickly and in an orderly manner to assembly point, by the nearest available exit
- 2 Alert neighbouring classrooms

**Bags and personal belongings are not to be taken in an emergency evacuation
School toilets are not to be used until the emergency has been declared over**

AT ASSEMBLY POINT

- 1 Check class rolls Report absentees and their last known location to the Principal, Assembly Marshals or the Fire Wardens
- 2 Remain with the students throughout the duration of the emergency
- 3 Do not leave the assembly point unless instructed to do so by the Principal
- 4 The decision to send students home will be made by the Principal Teachers will supervise students who are unable to be sent home

ACTIONS BY OFFICE STAFF

0 0 0

**Telephone Procedure
For Emergencies**

-
1. Dial 000 – ask for “Fire Brigade” , “Police” , etc.
 2. Tell the operator calmly and clearly:

“ This is the Hamazkaine Galstaun School at 5 Chiltern Rd, Ingleside

The nearest cross street is Chiltern Road and Mona Vale Road ,
opposite Manor Road.

We are situated on the old Smoky Dawson Ranch, north of the Bahai
Temple.

We have a fire in the (eg: high school building) and we are
evacuating our students to the (eg: High School Parking Area)

Our caretaker will meet you at the school gates on Chiltern Road.”

3. Do not hang up until you are instructed to do so by the operator.

**SHOULD THE PHONES NOT BE WORKING USE THE SCHOOL
MOBILE TELEPHONE.**

FOLLOW UP ACTIONS BY OFFICE STAFF

- 1 Notify Emergency Services
- 2 Sound evacuation signal
- 3 Evacuate any student in the sick bay
- 4 Check toilets
- 5 Inform canteen staff of emergency
- 6 Take rolls to assembly area
- 7 Take first aid kit to assembly area
- 8 Take all special medication to assembly area (asthma medications)
- 9 Take portable megaphone to assembly area
- 10 Take mobile phone to the assembly area

ACTIONS BY FIRE WARDENS

IF SAFE TO DO SO

- 1 Check all student toilets and assist any student you find there to the assembly area
- 2 Check classrooms for missing students if advised to do so by the Principal

ACTIONS BY BRIGADE LIASON

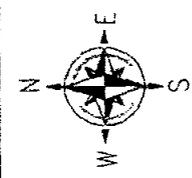
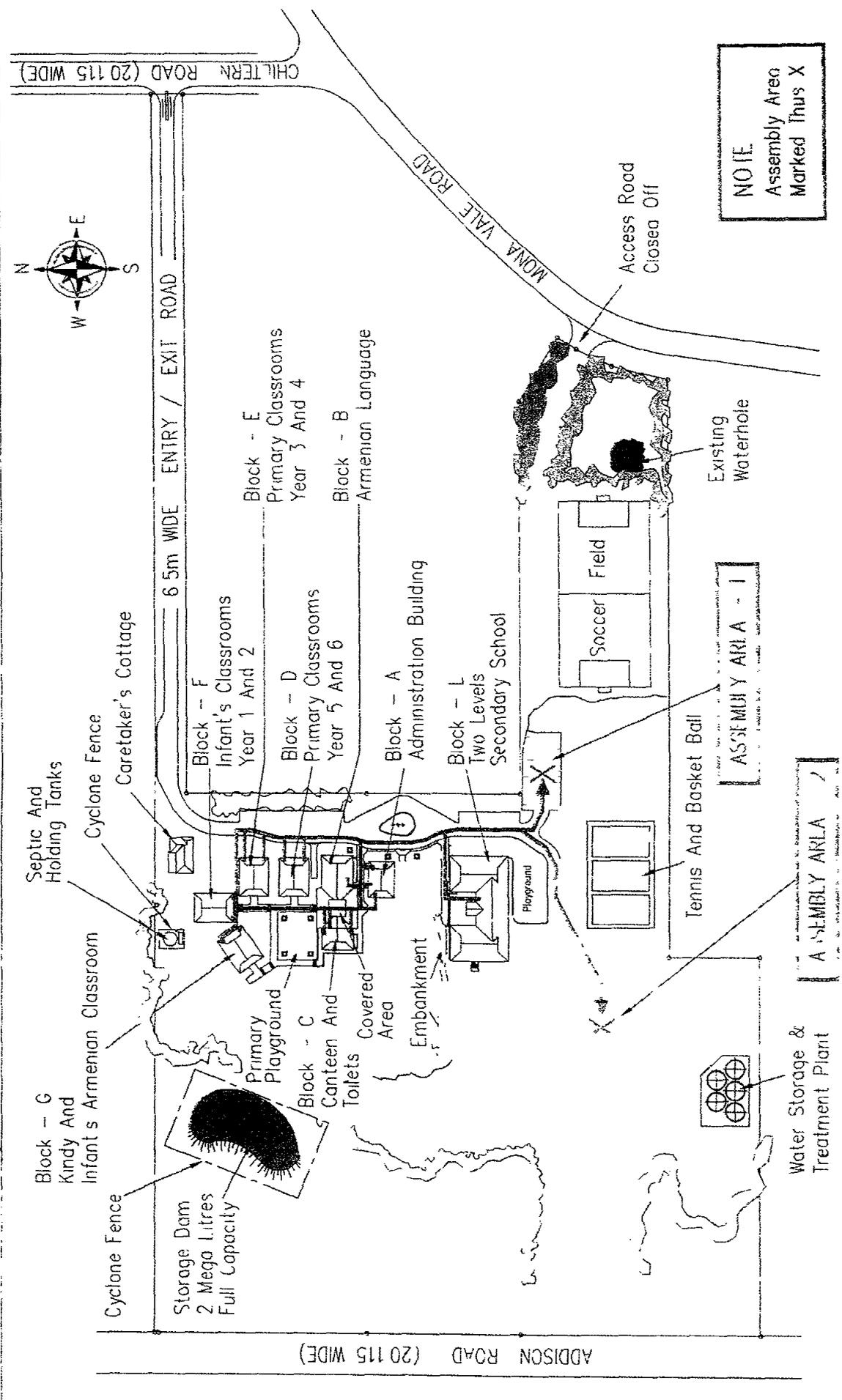
- 1 Assist with the evacuation of students
- 2 Proceed to the front gate and await Fire Brigade's arrival and direct them to the location of the fire
- 3 Remain with the Brigade throughout the emergency unless instructed otherwise by the Brigade

ASSEMBLY AREAS

Please note that there are two (2) assembly areas

The FIRST STAGE ASSEMBLY AREA is the soccer field car park and will be the initial assembly area (see attached map)

The SECOND ASSEMBLY AREA is the area behind the demountables and between the high school building and the basketball courts (see attached map)



NOTE:
Assembly Area
Marked Thus X

PROPOSED SCHOOL BUILDING ADDITIONS & MODIFICATION

GENERAL LAYOUT

THE FIRE AND EVACUATION GRADE LINE EVACUATION TO ASSEMBLY AREAS

DESIGNED BY: **NOUBAR SARKIS** (P. 401)
 DRAWN BY: **DESIKUN CO INKATOR**
 CHECKED BY: **B. N. 0445 30**
 DATE: **EVANS AVE EASTLAKES NSW 2018**
 TEL: **(02) 866 9947** MOB: **0475 125 510**

CLIENT: **HAMILTONIAN RESURFACING & SUPPLIES GALSTOUN SCHOOL INC**

CHILTERN ROAD INCLUDE

DATE: **7/46** FEB 01 B

SITE PLAN

1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
9	100	100	100	100	100
10	100	100	100	100	100

17 December 2009

The Boyce Group
Suite 21
41 Rawson Street,
Epping NSW 2121
Attention Mr Peter Boyce,

maccormick simonian architects

105 RESERVOIR STREET SURRY HILLS NSW 2010
T 9212 0201 F 9212 0281 ABN 39 987 345 839
E MAIL@MACCORMICK SIMONIAN COM AU

Dear Sir,

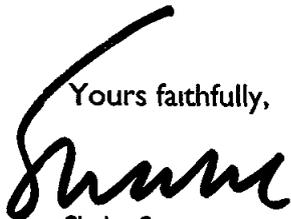
Re 5 Chiltern Road– Ingleside Refurbishment of Classroom to Childcare

Subject: Part J Report

The proposal is for the retention of an existing school building and its refurbishment into a 45 place childcare facility. Whilst there is some building work, installation of large external doors, deck, and toilets, the existing building envelope, the structural elements of the building & the current lighting and window layouts will remain unchanged.

On this basis, we believe that the development conforms with the requirements of Part J of the BCA.

Yours faithfully,



Shahe Simonian
Nominated Architects
M MacCormick 6702 S Simonian 7277

17 December 2009

The Boyce Group
Suite 21
41 Rawson Street,
Epping NSW 2121
Attention Mr Peter Boyce,

maccormick simonian architects

105 RESERVOIR STREET SURRY HILLS NSW 2010
T 9212 0201 F 9212 0281 ABN 39 987 345 839
E MAIL@MACCORMICK SIMONIAN COM.AU

Dear Sir,

Re 5 Chiltern Road— Ingleside Refurbishment of Classroom to Childcare
Subject: External Finishes Schedule

The proposal is for the retention of an existing school building and its refurbishment into a 45 place childcare facility. Thus, existing finishes and material will be retained as part of this development. Where new windows and doors are proposed materials & colours which match the existing will be used.

Yours faithfully,



Shahe Simonian
Nominated Architects
M MacCormick 6702, S Simonian 7277

17 December 2009

The Boyce Group
Suite 21
41 Rawson Street,
Epping NSW 2121
Attention Mr Peter Boyce,

maccormick simonian architects

105 RESERVOIR STREET SURRY HILLS NSW 2010
T 9212 0201 F 9212 0281 ABN 39 987 345 839
E MAIL@MACCORMICK SIMONIAN COM AU

Dear Sir,

Re 5 Chiltern Road– Ingleside Refurbishment of Classroom to Childcare
Subject: **Section F Part 2.3 – BCA**

The proposal is for an early childhood centre catering to children who are older than three years of age We would bring to your attention Section F2 3 part – g (iii) which requires a laundry facility and bench type bath for facilities that cater to children under the age of three years of age

On this basis, we believe this development does not require such facilities and accordingly believe the requirements outlined in the BCA as sited in condition B 7 have been met

Yours faithfully,



Shahe Simonian
Nominated Architects
M MacCormick 6702, S Simonian 7277

Fire Safety Schedule

Applicant

Name	Hamazkaine Arshak & Sophie Galstaun College
Address	5 Chiltern Road Ingleside
Contact Number	9970 6984
Email	-

Development

Development Consent No	D/A N0714/07
Consent Date	24 th January 2008
Site Address	5 Chiltern Road Ingleside
Building Classification under BCA	9b

Construction Certificate

No	BP9395
Date of Determination	22 DEC 2009

Fire Safety – Existing Measures

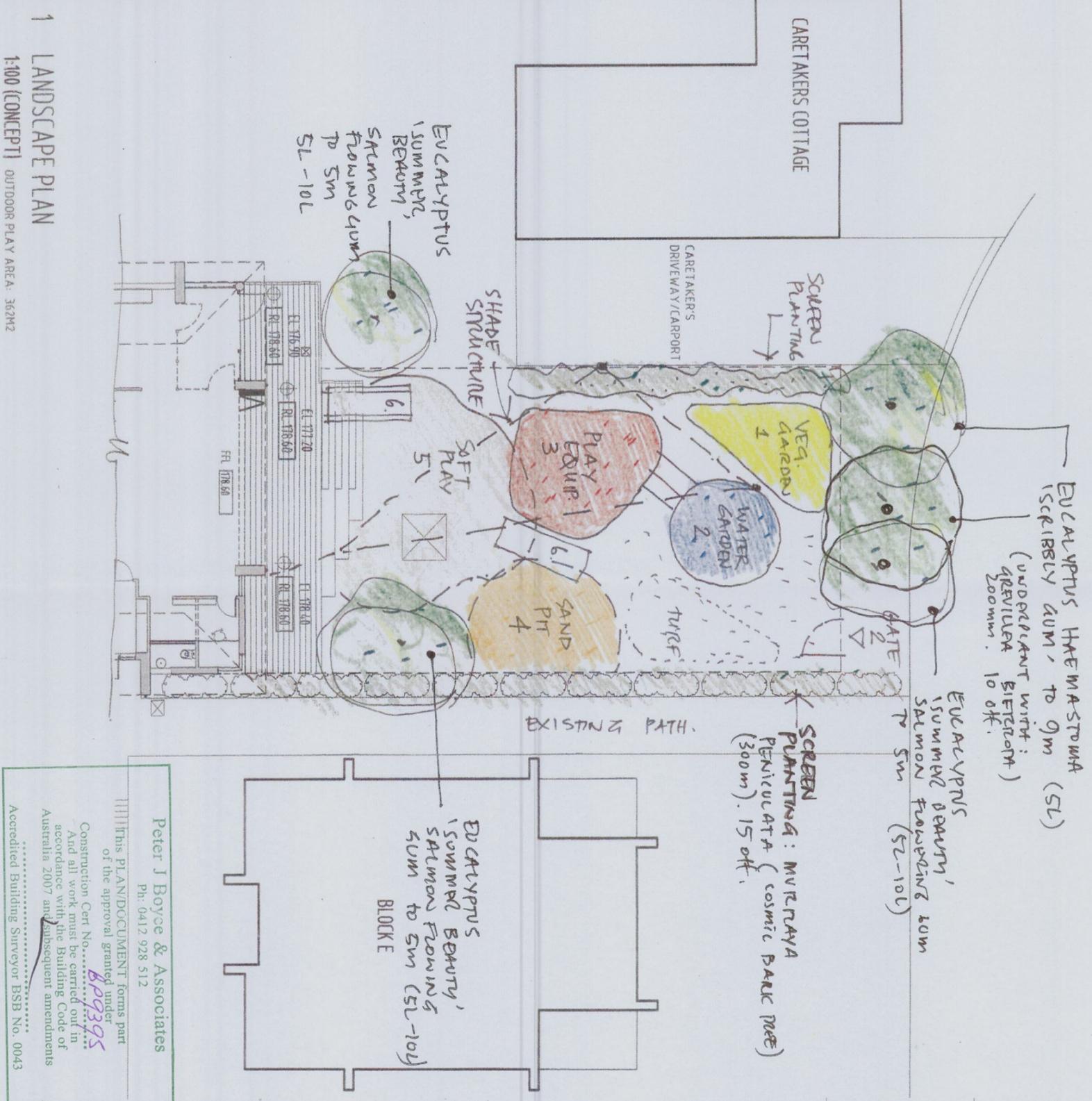
Measure	Standard of Performance
Fire Hose Reels	E1 4 of BCA & As2441
Landing Valve	
Fire Extinguisher CO2	E1 6 of BCA & AS2444-1995

Fire Safety – New Measures

Measure	Standard of Performance
Retain existing as noted above	

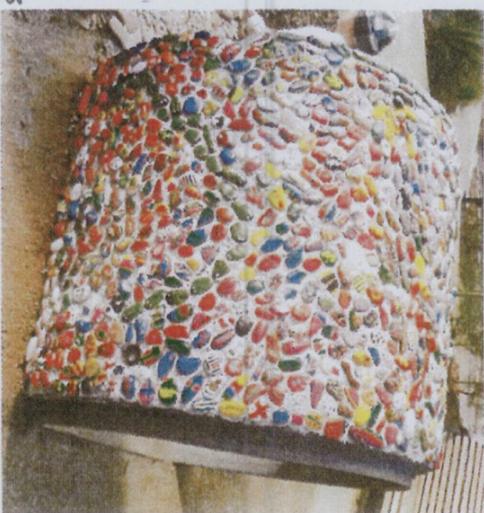
Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No of Certifier	Planning NSW Accreditation No BPB0043
Address	Level 2, 41 Rawson St Epping NSW 2121
Telephone	9868 2855
Signature	



1 LANDSCAPE PLAN
1:100 (CONCEPT) OUTDOOR PLAY AREA: 367M2

Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. **BP9395**
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043



multi-person function/play area design the red pillar...
LEVEL ONE 108 RESERVOIR STREET SURRY HILLS NSW 2010
11 9212 0201 11 9212 0201 mad@peterjboyce.com.au



FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
REVISED DOCUMENT
REPLACE EARLIER ISSUE

JOB NAME AND ADDRESS: INCL SIDE
DRAWING TITLE: LEGEND
DRAWN: SS
DATE: MAY 07
SCALE: 1:100
DATE: 07/09
DRAWN BY: CC02
DATE: 07/09
SCALE: B

ARCHITECTURAL SPECIFICATION

STANDARDS
Current Australian Standards Specification and BCA Codes shall apply where not in conflict with this specification.

MATERIALS

Unless otherwise noted, all materials shall be new and of the best quality of their respective kinds. All items selected, stored and handled will be in accordance with manufacturer's current published instructions.

TERMITE PROTECTION

Provide protection to buildings under construction from subterranean termites. Comply with AS 3660 for buildings with slab on ground construction. Comply with AS 3600 for buildings with suspended floor structures.

DEMOLITION

Comply to AS 2601. Protect adjacent property from damage or interference. Reinstate or make good any damage. Provide temporary support to sections of the building to be retained which rely on work from sections to be demolished. Restrict dust to a minimum. Do not use explosives. Take possession of demolished materials and remove from the site. Comply with AS 2601 where filling is required. It shall be free of perishable material.

GROUNDWORKS

Groundworks for slab and footings to comply to AS 2870.1. Do not use explosives.

CONCRETE

Shall be in accordance with the document ACSE Concrete Specification 5th edition Document 1 and as modified by the standards set out below. AS 3600 Concrete Structures Code, AS 2870 Ground Slabs and Footings, AS 3610 Formwork for Concrete.

BRICKWORK

Shall comply with Masonry Code AS 3700 together with any additional standards or codes as deemed relevant to the construction. Flashings and damp proof courses to AS/NZS 2904. Steel lintels to comply with AS/NZS 4600 Cold Form Steel Structures Code and Galvanised mild steel components to AS/NZS 4680. Do not cut after galvanising.

STEELWORK

Steel Specification Document 2 - 2nd edition. Comply with AS 4100 Steel Structures. All steelwork to be galvanised to AS 1214 or AS/NZS 4680 except where concealed in the roof space.

CARPENTRY

Shall comply with AS 1684 and 1720. Timber shall be of the species and grades normally used in the work for which the timber is intended. Hardwood for framing shall be minimum stress grade F11. Timber windows and installation to AS 2047.

ROOFING

Metal roofing shall comply with AS 1562.1. Provide all new fully weatherproof and bird proof roofing system of the type shown, complete with all necessary accessories, trims, flashings and roof plumbing. Flashings to AS 2904. Self drilling screws to AS 3566. Selection and installation of all metal rainwater goods to AS 2180, all joints to be sealed with silicone sealant.

INSULATION

Bulk insulation material shall comply to AS 3999. The sarking material shall comply to AS 4200.1 and the installation to AS 4200.2. Supply and installation shall be in accordance with the manufacturer's specification. Refer to requirements of the nathers certificate.

WALL FINISHES

Cement rendering to comply to AS 3972. Type GP Portland and Blended Cements Code.

FLOOR FINISHES

Plasterboard to comply to AS/NZS 2588. Carpet laying to comply to AS 2455. The minimum class to be domestic medium duty under the Australian Carpet Classification Scheme. Timber floor coverings to comply to AS 1684.

TLING

Guidance given in AS 3958.1 and AS 3958.2. Adhesives to AS 2358 and mortar materials to AS 3972. Compliance with AS 3740 for wet areas.

GLAZING

Shall comply with AS 1288. Provide toughened or laminated glass as required.

ELECTRICAL

Comply with AS/NZS 3000, AS/NZS 3008 and SAA HB 301. All wiring is concealed - no exposed conduits allowed. Provide smoke detectors to BCA. Mechanical ventilation to AS 1668.2. Provide consumer mains and connect to the electricity distributor mains.

HYDRAULICS

Comply with Australian Standards and Authorities requirements.

GAS

All gas work shall comply with the relevant Australian Standards and the requirements of the appropriate Authorities. Provide LPG gas supply.

PLUMBING

Ensure that the installation of the plumbing does not effect the stability of the building. All plumbing shall comply with the relevant Australian Standards and the requirements of the appropriate Authorities. All wastes must be trapped and connected to drains. All internal works shall be done in copper tubing. External works shall be painted. All hot water pipes shall be insulated.

PLUMBING FIXTURES

Where possible provide fixtures and fittings with a minimum AAA rating. Hot water unit to be min 3.5 stars.

DRAINAGE

Provide sewerage and drainage to the specifications of the relevant Council and Water Board. Drain pipes not to be laid within 500mm of footings running parallel with the same and must not be taken through the footings of the building. Ensure all vertical pipes between the ground and underside of the building occur 2m in from the perimeter of the works.

PAINTING

Follow guidance in AS 2311 and AS 2312. Comply to manufacturer's specification.

JOINERY - GENERALLY

To AS/NZS 4386.1-1996 (Domestic Kitchen Assemblies - Kitchen Units) Joinery and hardware supplied and installed by joiner. Build all components square and plumb. Use materials in single lengths where possible. Do not use visible fixings except inside cupboards and drawer units. Scribe bench tops, splash backs, ends of cupboards, kick boards and returns to follow the line of structure. Provide decorative laminated sheet if necessary to conceal fasteners or provide selected colours. High Moisture-Resistant Medium Density Fibreboard(HMR-MDF).

WATER PROOFING

All shelving, cupboards and doors are to be impervious and easy to clean on all exposed faces.

WATER PROOFING

Water proofing to all wet areas to the building shall be carried out in accordance with F1.7 of the BCA and AS 3740

BUSHFIRE PRONE LAND (Level 1)

Provide window screens to operable part of the window in accordance with AS 3959-1999

External doors are to be installed with draft excluders to prevent the entry of embers

Peter J Boyce & Associates
Ph: 0412 928 512

This PLAN/DOCUMENT forms part of the approval granted under construction Cert No. 69395
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments

Internal Building Surveyor BSB No. 0043

REVISION
CC APPLICATION

DATE
DEC 09

**FOR INFORMATION ONLY
NOT FOR CONSTRUCTION**
**REVISED DOCUMENT
REPLACE EARLIER ISSUE**

DATE	SCALE	DRAWING NO.
07/09	AS	CC06
DATE	SCALE	DRAWING NO.
07/09	AS	CC06

DO NOT SCALE OFF THIS DRAWING. Use figured dimensions only. Verify all dimensions on site. Any discrepancies shall be brought to the attention of the architect immediately. This drawing is copyright and may not be used without written consent from the architect. A.B.N. 59 067 345 639
CAD FILE - 0709_DAO00 Legend.dwg PLOTTED DATE - 12/04pm, 14, Dec 09

Tracorrnick sitimorian architects
LEVEL ONE 105 RESERVOIR STREET SARRY HILLS NSW 2010
1/92/2 0201 F1 92/2 0201 maltracorrnick-sitimorian.com.au